

The 10th March, 1969

No. 1598/Project (4)/1172/67/VI.—Whereas it appears to the Governor of Haryana that land is likely to be required to be taken by Government at the public expense, for a public purpose, namely, for constructing 9 Number Pump Houses with Approaches in Reach "L" in tehsil and district Karnal, it is hereby notified that land in the locality described below is likely to be required for the above purpose.

This notification is made under the provision of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section the Governor of Haryana is pleased to authorise the officer for the time being engaged in the undertaking, with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Further in exercise of the powers under the said Act, the Governor of Haryana is pleased to direct that action under section 17 shall be taken in this case on the grounds of urgency and provisions of section 5(a) will not apply in regard to this acquisition.

## SPECIFICATION

| District | Tehsil | Village | H. B. No. | Area in Acres | Boundary  |
|----------|--------|---------|-----------|---------------|---|
| Karnal   | Karnal | Kurali  | 61        | 0.46          | 9 Number Plots of land in Field Number 23/3, 25/2, 29/8, 50/7, 50/8, 50/9, 36/21, 36/22, 36/23, 30/12/10 of Village Kurali and in Field Numbers 41/6, 19/17, 19/18, 19/24, 19/23, of village Darar as shown on the plan and as demarcated at site |
| Do       | Do     | Darar   | 58        | 0.10          |   |
|          |        |         | Total     | 0.56          |   |
|          |        |         |           |               |   |

No. 1710/Project/P(4)/1172/67/VI.—Whereas it appears to the Governor of Haryana that land is likely to be required to be taken by Government, at the public expense, for a public purpose, namely, for constructing 3 Numbers Pump Houses in 'Reach P-I' in tehsil and district Karnal, it is hereby notified that land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section the Governor of Haryana is pleased to authorise the Officer for the time being engaged in the undertaking, with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Further in exercise of the powers under the said Act, the Governor of Haryana is pleased to direct that action under section 17 shall be taken in this case on the grounds of urgency and provision of section 5(a) will not apply in regard to this acquisition.

## SPECIFICATION

| District | Tehsil | Village | H. B. No. | Area in Acres | Boundary  |
|----------|--------|---------|-----------|---------------|---|
| Karnal   | Karnal | Uchana  | 60        | 0.083         | 3 Number plots of Land in Field Number 66/11, 48/7, 23/19 as shown on the Plan and as demarcated at site. |

The 11th March, 1969

No. 1747/Project/(4)/1172/67/VI.—Whereas it appears to the Governor of Haryana that land is likely to be required to be taken by Government at the public expense, for a public purpose, namely, for constructing 4 Number Pump Houses with Approaches in Reach 'M' in tehsil and district Karnal, it is hereby notified that the land in the locality described below is likely to be required for the above purpose. This notification is made under the provision of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Governor of Haryana is pleased to authorise the officers for the time being engaged in the undertaking, with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Further in exercise of the powers under the said Act, the Governor of Haryana is pleased to direct that action under section 17 shall be taken in this case on the grounds of urgency and provisions of section 5(a) will not apply in regard to acquisition.

## SPECIFICATION

| District | Tehsil | Village | Hadbast No. | Area in Acres | Direction  |
|----------|--------|---------|-------------|---------------|--|
| Karnal   | Karnal | Uchana  | 60          | 0.085         | 4 Number Plots of Land in Field Number 10/20, 10/21 of Village Uchana and in field Number 32/20, 35/18, 35/23, 42/18, 37/1, 37/10, of village Salaru as shown on the plan and as Demarcated at Site. |
| Do       | Do     | Salaru  | 59          | 0.170         |  |
|          |        |         |             | 0.255         |  |

By order of the Governor of Haryana,  
A. D. CHOWDHRI,  
Chief Engineer  
Irrigation Projects Haryana.  
Chandigarh.

## DECLARATION

The 7th March, 1969

No. 920/RC/II/69.—Whereas the Governor of Haryana is satisfied that land specified below is needed by the Government, at public expenses, for a public purpose, namely, for extension of Barsola Minor From R.D. 81,500 to 82,500 tail taking off at R.D. 1.18,000 left tail branch Sudkain of tehsil Hansi, district Hissar.

It is hereby declared that the land described in the specifications below is required for the above purpose.

This declaration is made under the provision of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Land Acquisition Officer, Public Works Department, Building and Roads, Ambala is hereby directed to take order for the acquisition of the said land.

Plans of the land may be inspected in the offices of the Land Acquisition Officer, Public Works Departments, Buildings and Roads, Ambala and the Executive Engineer, Narwana Division, Irrigation Branch, Narwana.

In view of the urgency of the acquisition, the Governor of Haryana, in exercise of the powers under section 17 (i) of the said Act, is further pleased to direct that the Land Acquisition Officer, Public Works Department, Buildings and Roads, Ambala, shall proceed to take possession out of the land herein specified any waste or able land in accordance therewith.

## SPECIFICATION

| District | Tehsil | Village   | Hadbast Number | Area in Acres | Direction   |
|----------|--------|-----------|----------------|---------------|---|
| Hissar   | Hansi  | Khotkalan | 2              | 1.27          | A strip of land 1,000 feet in length 55 feet in width lying generally in the direction of East to West as demarcated at site. |

D. D. SONI,  
Chief Engineer,  
Irrigation Works, Haryana,  
Chandigarh.

No. 956.—Whereas the Governor of Haryana is satisfied that land specified below is needed by Government, at the public expense, for a public purpose, namely, for constructing Nayan Bund from RD (—) 260 to RD 3610 in Narnaul Tehsil of Mohindergarh District, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Collector Mohindergarh, is hereby directed to take order for the acquisition of the said land.

Plans of the land may be inspected in the offices of the Collector, Mohindergarh and of the Executive Engineer, Rohtak Division, Western Jumna Canal Rohtak.

In view of the urgency of the acquisition, the Governor of Haryana in exercise of the powers conferred by section 17 (i) of the said Act, is further pleased to direct that the Collector Mohindragarh shall proceed to take possession out of the land herein specified any waste or arable land in accordance therewith.

#### SPECIFICATION

| District     | Tehsil  | Mauza | Area in acres | Dissection   | Description of land |
|--------------|---------|-------|---------------|--|---------------------|
| Mohendragarh | Narnaul | Nayan | 4.81          | A strip of land 3870 feet in length and varying in widths generally lying in the direction of North-West to South East as demarcated at site and as shown on the index plan. | Barani              |

(Sd.) . . . ,

Chief Engineer,  
Irrigation Works, Haryana,  
Chandigarh.

#### TOWN AND COUNTRY PLANNING DEPARTMENT

The 10th/17th February, 1969

No. 1243-VDP-69/992.—With reference to Haryana Government Notification No. 3488-VIIDP-68/8786, dated the 13th June, 1968, and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan, along with the restrictions and conditions applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) for the Sonapat area Parts I&II. The relevant plans of (i) Land Use Plan—Drawing No. STP (H) 1426/68 and (ii) the Development Plan—Drawing No. 1429/68 are appended hereto.

(See page No 91 for Map.)

#### ANNEXURE "A"

##### I. Explanatory note on the Development Plan of Controlled Area—Sonapat

*Introduction.*—The existing town of Sonapat is situated on the Delhi-Ambala Railway Line at a distance about 25 miles from Delhi. It is five miles away from the G.T. Road to which it is connected by two roads called 'Bahalgarh Road' towards Delhi and 'Murthal Road' towards Panipat.

On account of its close proximity to Delhi a good number of industrial concerns have established within the town as well as on the approach road towards Delhi.

Sonapat is included in the National Capital Region and falls just outside the Delhi Metropolitan area. The Master Plan of Delhi proposes to connect all the Ring Towns of Ghaziabad, Faridabad, Gurgaon, Bahadurgarh and Narela by means of a regional ring highway. Another important link is proposed to connect Sonapat with Meerut via Baghpat in U.P.

The population of Sonapat was 30,000 in 1951 and it rose to 45,885 in 1961 (as per census report). A part from this natural increase, a greater increase in the population of Sonapat is expected in the coming years due to the expected over-spill population from Delhi.

The Master Plan of Delhi envisages a population of 2 lacs in Sonapat by 1981. The break-up further suggests that there will be a working force of 70,000 out of the total population of 2 lacs in the year 1981 as against the working force of 12,689 out of the population of 45,889 in 1961.

Out of a total working force of 12,689 in 1961, about 3,045 persons were actually engaged in manufacturing which formed 24 per cent of the working force. With the implementation of the Master Plan proposals it has been envisaged that this percentage of 24 per cent will rise to about 40 per cent in 1981, thereby giving a working force of 28,000 being actually engaged in manufacturing in 1981.

A Master Plan to accommodate the population of 2 lacs in 1981 and to provide an industrial zone for a working force of 28,000 has been evolved keeping the latest Town Planning Concepts in view. The industrial area has been zoned in such a way that it lies across the proposed V-I road connecting the Rohtak Road with the G.T. Road. Also some area for light industry has been zoned adjacent to the existing industrial area of town.

The physical spread of the town towards Delhi has been evolved out of the natural pull that lies towards Delhi and of other physical considerations. It was also felt that as the watersupply according to the Public Health Engineers, is to come from the Jamuna bed, the stretching of the town towards Delhi or towards this bed would be economical. Besides, it was also felt that the town should not be developed on both sides of the Railway Line. The new areas and expansion has thus been proposed to remain on the eastern side of the present railway line. This not only will provide for the ideal concept of town development but will avoid the low lying areas which lies across the railway line and to the west of it.

## II. Objectives of Controlled Area

Keeping in view the broad outline proposals of the Master Plan as briefly mentioned above, the area towards east of the town more clearly described in the schedule below has been declared as Controlled area,—vide Punjab Government notification No. 2366-2TCP-64 24048, dated 23rd September, 1964 published in the Punjab Government Gazette, dated 9th October, 1964 and a further extension of the Controlled area,—vide Hr. Government notification No. 1715-VII-DP-68/1460, dated 20th March, 1968 published in the official Gazette on 28th March, 1968.

## III. Boundaries of Controlled Area

The boundaries of the controlled area as shown on the development plan Drg. No. STP(H) 1429/68 and the existing land use plan Drg No. STP(H)/1426.68 are as under :

**North.**—Starting from point I on the Municipal limits, 660' north of Murthal Road going towards east with a uniform width of 660' from the road reservation crossing the G.T. Road upto the point II, one thousand ft. east of the G.T. Road.

**East.**—From point II moving towards south at a uniform width of 1,000' from the G.T. Road reservation upto point III, 1,000 ft. eastward at M/S 21 on the G.T. Road.

**South.**—From point III moving towards West crossing the G.T. Road and going upto point IV, 1,000 ft. on the western side of the G.T. Road reservation. Then going towards North at a uniform width of 1,000 ft. westwards from the G.T. Road reservation upto point V where it meets the Southern side of the Revenue Sq. No. 25 of village Rai. Thence westwards along the southern side of Sq. Nos. 25, 26, 27 and 28 of the said village upto the south western corner of Sq. Nos. 32 and 40 of village Rai and Sq. Nos. 2, 4, 11, 18 and 28 of village Jatheri and crossing the road linking village Jatheri with G.T. Road upto the point VI, 660 ft. south of the road reservation. Thence westwards parallel to Jatheri Road maintaining a distance of 660' crossing the Drain No. 6 on the Western boundary of drain No. 6 upto a point (No. VI).

**West.**—From point VII Northwards along the Western boundary of drain No. 6 crossing the Harsana Minor at No. VIII. Then proceeding Westward along the Northern boundary of the Harsana Minor crossing the railway reservation at point IX and then moving along the Western boundary of the Railway reservation upto point X. 660' from 100' wide industrial area road and then moving parallel to the same. Westwards maintaining a uniform distance of 660' till it meets the Rohtak Road at point XI. Then crossing the Rohtak Road and moving Northwards upto a point XII at F/S O/5 on Gohana Road and then moving Northwards to point XIII on the western boundary of the Railway reservation where it meets the North West corner of the municipal limits from No. XIII moving Southwards then Eastwards and then Northwards along the Municipal boundaries to meet point No. 1, the point of start.

## IV. Existing Land Use

Within the Controlled Area boundaries fall Railway line from Delhi to Panipat, important roads branching off from Sonapat to Rohtak, Gohana and towards G.T. Road. The remaining area is predominantly rural dotted with villages here and there. Another important physical feature is Drain No. 6 which is in fact is meant to drain off rain-water of the area northward from Sonapat into Diversion Drain No. 8 and ultimately into River Jamuna. The area is generally level with few brick-kilns and ponds.

## V. Proposals

**A. Location of major land use.**—Because of the natural pull of the town towards east as well as on the basis of the master plan, the area between the Murthal Road and proposed V-1 road connecting the Rohtak Road with the G.T. Road and the existing town has been reserved for residential, recreational, institutional and town centre uses, etc.

A straight V-1 road has been provided to connect the Rohtak Road with the G.T. Road. Keeping in view the prevailing wind direction and the existing industries, the area towards south of this V-1 road has been reserved for Medium industries separated by a sufficiently wide green buffer.

In the northern side of the V-1 road at 250 ft. belt has been reserved for commercial activity of the town and to give the area along this important road a touch of urbanity.

**B. Extent of area under major land uses.**—The provision of major land uses in the Development Plan of Controlled Area is as under:—

|                    | (Acres)  |
|--------------------|----------|
| (1) Residential    | .. 3,110 |
| (2) Industrial—    |          |
| (a) Light Industry | .. 350   |

|  |    |                |
|--|----|----------------|
| (b) Medium Industry                                    | .. | Acres<br>1,110 |
| (3) Commercial—  |    |                |
| (a) City centre  | .. | 220            |
| (b) Commercial houses and office blocks along V-1 road | .. | 56             |
| (c) Ware houses and whole sale markets                 | .. | 144            |
| (4) Major open spaces—                                 |    |                |
| (a) Town Park  | .. | 130            |
| (b) Regional recreation                                | .. | 820            |
| (c) Green belts  | .. | 890            |
| (5) Area under major round                             | .. | 350            |
| (6) Institutional Zone                                 | .. | 130            |

(C) *The Major Road System.*—The major road system has been kept on grid iron pattern providing the following types of roads and their land reservations :—

|  |    |           |
|--|----|-----------|
| VI. Road connecting Rohtak Road with G.T. Road | .. | 65 metres |
| V2. The main cross road                        | .. | 45 metres |
| V3. The peripheral roads around the sectors    | .. | 32 metres |

Access from these roads shall be allowed only at specified controlled points.

(D) *Rural Zone and Non-conforming uses.*—(I) A sizeable area has been preserved as “Rural Zone” This zone would, however, not eliminate the essential building development within it such as the extension to the existing villages contiguous to the Abadi-deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this rural area.

(II) The existing industries within the Rural Zone have been allowed to stay within the meaning of ‘Non-conforming land uses’ as shown in the zoning regulations attached with this plan.

#### VI. Zoning Regulations

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

#### ANNEXURE B

#### ZONING REGULATIONS GOVERNING

Uses and development of Land in the Controlled Area, Sonapat, as shown in Drawing No. STP (HR)/1429/68

I. *General.*—(i) These zoning regulations, forming part of the Development Plan for the Controlled Area around Sonapat, shall be called Zoning Regulations of the Development Plan for the Controlled Area, Sonapat.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plans and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definitions.*—In these regulations :—

- “Approved” means approved under the rules.
- “Building Rules” means Rules contained in Part VII of the rules.
- “Drawing” means Drawing No. STP. (HR)/1429/68
- “Floor Area Ratio (FAR)” means the ratio, expressed in percentage, between the total floor area of a building on all the floors and the total area of the site.
- “Group Housing” means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- “Light Industry” means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by Electric Power and other means except solid fuel.

- (g) "Local Service Industry" means an industry the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing fuel depots, etc. provided that no solid Fuel is used in them.
- (h) "Material Date" means 23rd September, 1964, for Part I of Controlled Area on which date the land within the Controlled Area was notified,—vide Punjab Government. notification No. 2366-2TCP-66/24048, dated 23rd September, 1964 appearing in the Punjab Government, Gazette of 9th October, 1964 and March, 1968, for Part II, of the Controlled Area on which date the land within the Controlled area was notified,—vide Haryana Government notification No. 1715-VII-DP-68/1460, dated March 2, 1968, appearing in the Haryana Government Gazette of March 26, 1968.
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (j) "Non-Conforming use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public Utility Buildings" means any building required for running of public utility services, such as, water-supply, drainage, Electricity, Post and Telegraph and Transport and for any municipal services including a Fire Station.
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

**'Explanation'**—(a) In this definition the 'Sector Area' or Colony Area' shall mean the areas of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of sector and on the approved lay out plan of the colony in the case a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (b) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot one family unit shall be assumed.
- (n) "Site Coverage" means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The term 'Act', 'Colony', 'Coloniser', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Regulated Development Act, 1963.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

**II. Major Land Uses Zones.**—For purposes of these regulations, the several part of the controlled area indicated on the drawing shall be reserved for the following major land uses and be designated as such:—

- (i) Residential Zone;
- (ii) Light Industry Zone;
- (iii) Medium Industry Zone;
- (iv) Business-Cum-Commercial Zone;
- (v) Commercial Blocks;
- (vi) Major Institutions Zone;
- (vii) Wholesale Marketing and Warehousing Zone;
- (viii) Major Open Spaces;
- (ix) Rural Zone;
- (x) Area under major roads;
- (xi) Regional Recreation Zone.

**IV. Division into Sectors.**—Major land uses mentioned at serial Nos. (i) to (vii) in regulation III above which are land uses for building purposes, have been divided into sectors, as shown bounded by the major road reservation, and each sector shall be designated by the number as indicated in the drawing.

**V. Detailed land uses within major uses.**—Main, ancillary and allied uses, which, subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones, are listed in Appendix A sub-joined to these regulations.

**VI. Sectors not ripe for Developments.**—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

*VII. Sectors to be developed exclusively through Government enterprise, etc.*—Change of land use and development in sectors meant for general business and commercial shall be taken only exclusively through the Government of a Government undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

*VIII. Land reservation for major roads:*—Land reservation for major roads shall be as under:—

|   | Meters |
|---|--------|
| (i) Major road indicated as V-1 on the Dr   | 65     |
| (ii) Major roads marked as V-2 on the Dr  | 45     |
| (iii) Major roads marked as V-3 on the Dr<br>(Roads along the boundaries of sectors). | 32     |

Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

*IX. Building Reservation.*—The development plan to conform to sector plan and zoning plan.

Except as provided in regulation X, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the Sector plan in which the land is situated.

*X. Industrial non-conforming uses.*—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses may be allowed to continue provided that the owner of the industry concerned.

- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

*XI. Discontinuation of non-conforming uses.*—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earth-quack, war riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

*XII. Density size and distribution of plots.*—(i) Every residential sector shall be developed to the sector density prescribed for it subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation IX, the colony density of the colony area shall not exceed the limits as laid down below:—

|                                |    |
|--------------------------------|----|
| For area up to 250 acres       | 60 |
| For area larger than 250 acres | 45 |

*XIII. Individual sites to form part of approved layouts.*—No permission for erection or re-erection of building on a plot shall be given unless:—

- the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation X above and;
- the plots accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

*XIV. Site Coverage and height of building in various uses.*—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter CII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall subject to architectural control, as may be imposed under Regulation XVII, be as under:—

| Type of use  | Maximum coverage on ground floor                                    | Maximum floor area Ratio |
|--|---|--------------------------|
| (i) Group housing  | 33½ per cent  | 150 per cent             |
| (ii) Government offices                                    | 25 per cent (including parking and garrages)                        | 150 per cent             |
| (iii) Commercial plots within central business zone        | 50 per cent if air conditioning is not done and 75 per cent if done | 150 per cent             |
| (iv) Commercial plots within neighbourhood shopping centre | 50 per cent   | 125 per cent             |

**XV. Building Lines in front side and Rear.**—This shall be provided in accordance with rules 51, 52 and 53. Every building shall conform to architectural control whenever and if any specified in the architectural control sheets prepared under rule 50.

**XVI. Relaxation.**—In the case of any land lying in Rural Zone, Government may relax the provisions of this development plan :—

- (a) for use and development of the land into a residential or industrial colony; provided the colonizer had purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules ;
- (b) for use of land as an individual industrial site as distinct from an industrial colony provided that—
  - (i) the land was purchased prior to the material date,
  - (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone,
  - (iii) the owner of the land secures permission for building as required under the rules,
  - (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

*Explanation.*—

The word "purchase" in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

**XVII. Farm Houses.**—Farm house in rural zone outside the Abadi Deh of the village may be allowed where agricultural and attached with such houses exceeds 5 acres on the following conditions :—

- (i) Plinth area on the following standards shall be allowed:—
  - (a) for the first 5 acres .. 750 sq. ft.
  - (b) For every additional acres .. 150 sq. ft.

(Subject to maximum of 1,500 sq. ft. as the plinth area).
- (ii) They are constructed single story and height does not exceed 10 feet.
- (iii) There shall be a minimum distance of 50 ft. from the edge of the property on all sides provided further that where the agricultural lands abut on a road, house shall be constructed with a minimum set back from the edge of the right of way of the road as under :—
  - (a) where the road connects only two villages .. 100 ft.
  - (b) along roads other than scheduled roads 300 ft.
  - (c) along scheduled roads including bye-passes .. 500 ft.

## APPENDIX 'A'

### I. Residential Zone

- (i) Residence.
- (ii) Boarding houses
- (iii) Social Community religious and recreative buildings
- (iv) Public utility buildings
- (v) Educational buildings — all types of school and where necessary colleges.
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and Professional Officers
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and service garages
- (xii) Bus stands and Bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stands.
- (xiv) Nurseries, Green house.
- (xv) Any other need ancillary to residential use.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

### II. Light Industry Zone

- (i) Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and Storage
- (iv) Public utility buildings, community recreative and social buildings.
- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and Rickshaw stands
- (vii) Petrol filling stations and service garages.

As per sites shown on the sector plans and zoning plans.



## III. Medium Industry Zone

- (i) Medium industry
- (ii) All uses allowed within Light Industry Zone.

## IV. Business and Commercial

- (i) Retail shop.
- (ii) Restaurants and entertainment places including cinemas and theatres.
- (iii) Business and professional offices
- (iv) Residences on the first and higher floor
- (v) Warehousing and covered storage
- (vi) Local service industry.
- (vii) Civic, cultural, social and community buildings
- (viii) Local and Government offices.
- (ix) Public utility buildings.
- (x) Petrol filling stations and service garages.
- (xi) Loading and unloading yards.
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands.
- (xiii) Fish and fruit and other market.
- (xiv) Any other use which Government in the public interest may decide.

As per sites shown  
on the sector plans  
and zoning plans

## V. Major open spaces

- (i) Parks and playgrounds, nurseries, open air theatres and buildings ancillary thereto, including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurant, shops for eatables in the areas, i.e., parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.

## VI. Rural Zone

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within a Abadi Deh.
- (iii) Farm houses outside Abadi Deh subject to restrictions as laid down in Regulation XVIII.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and Railway Stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless
- (ix) Weather stations.
- (x) Land drainage and Irrigation and Hydro-electric work
- (xi) Hydro-electric transmission lines and poles.
- (xii) Mining and extraction operations including lime and brick kilns, stone quarries and crushing subject to the rules and at approved sites.
- (xiii) Cremation and burial grounds.
- (xiv) Petrol filling stations.

The 6th March, 1969.

No. 1911-VDP-69/1293.—With reference to Haryana Government notification No. 10771-VIIDP-68/6971, dated the 29th October, 1968, and in exercise of the powers conferred by subsection (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final plan to amend the development plan so far as it relates to area from Delhi Haryana border to mile 16 of Delhi-Mathura Road and between Railway line and Agra Canal falling within the Faridabad-Ballabgarh controlled area notified,—vide notification No. 382C-2TCP-63/35804, dated the 19th December, 1963 along with the Explanatory Note (given in Annexure A) and Drawing No. 1418/68.

## EXPLANATORY NOTE

The Development Plan for Faridabad Controlled Area was published in the *Punjab Government Gazette* on the 19th January, 1966. It is now proposed to amend this Plan in respect of the area lying on either side of the Delhi-Mathura Road between Haryana Delhi border and milestone 16 bounded by Agra Canal on the east and the Railway line on the west.

2. In the Original Plan, this land had been designated as a Rural Zone with a relation clause (Zoning Regulation No. II),—vide which Government had, subject to certain conditions power to relax the provision of land use in favour of old colonisation ventures and industrial sites purchased/sponsored prior to the material date.

3. The experience of 2½ years has shown that in the belt of land on the west of the Delhi-Mathura Road, considerable commitments with regard to purchase of industrial sites had already been made by the industrial entrepreneurs. Further, this belt of land already contained a number of existing factories which were allowed to continue by the Development Plan as non-conforming uses.

4. In the belt of land on the east of Delhi-Mathura Road, it is noted that a number of old colonisation ventures are spread in a haphazard manner incorporating irregular boundaries which necessitate rationalisation of this area into fairly well bounded development through simultaneous action by the government and the colonizers. Similar problem is presented in respect of land drainage and sewerage disposal, etc. Consequently Government is of the view that the whole of this area should be appropriately urbanised and for that purpose the land use amended.

*The amended land use proposals.*—It will be seen from the plan that the area between the Railway line and D.M. Road has been earmarked for industrial use. This area, covering 425 acres, has been designated as sector 27 and sub-divided into four parts called sector 27-A, 27-B, 27-C and 27-D. On the other side, namely, to the East of D.M. Road, the proposed land use is solely governed by the existing development and the land use commitments made by some colonisation ventures. Where this is not the case, the area has been designated as residential. This area covers nearly 3,000 acres of land and has been sub-divided into 10 new sectors viz., 28 to 37.

*Major Road proposals.*—In addition to the original proposal of V-I Road on the east of the area along the Agra Canal and VI-A road, i.e., D.M. Road, the width of which are stipulated in the Development Plan, proposals for major roads have also been shown. In most cases they follow the existing roads which are proposed to be widened. In other cases the alignment to a great extent, has been influenced by the existing road system of some of the old colonisation ventures. The proposed width of these roads will be from 60 feet to 100 feet but because of existing structures and development of sites, the alignment and widths of these roads are tentative. This plan, however, does not show the internal roads which will be necessary for the detailed development. Provision for them will be made and shown in sector plans.

*Additional population planned.*—The proposed amendment will provide accommodation for 1.25 lakhs of additional population over and above the population of 3.15 lakhs already envisaged in the earlier proposals. It is considered that the industrial area will provide employment potential of 30,000 additional industrial workers over and above 50,000 of such population envisaged in the earlier plan. These figures of population may not ideally suited for a balanced pattern of residential population but Faridabad as a working place near metropolis like Delhi offers scope for more employment than a normal town would offer.

*Zoning Regulations.*—Subject to the amendments explained above the zoning regulations governing the use and development of land in the controlled area notified,—vide No. 2826-2TCP-63/35804, dated the 19th December, 1963 as published in the Government Gazette, dated the 17th January, 1964 under No. 3826-2TCP-63/35804, dated the 17th January, 1964, shall continue to apply.

P. N. BHALLA, Secy.

#### LABOUR DEPARTMENT

The 5th February, 1969

No. 1374-2Lab-69/5707.—In pursuance of the provisions of section 48 of the Land Acquisition Act, 1894, and all other powers enabling him in this behalf, the Governor of Haryana hereby withdraws from the acquisition of the land specified below, with respect to which a notification under section 4 of the said Act, was issued with Labour Department notification No. 1900-I-Lab-67/5368, dated the 27th March, 1967 and declaration under section 6 thereof was issued with Labour Department notification No. 9797-2 Lab-67/33811, dated the 30th November, 1967.

| District                  | Tehsil     | Village   | Area       |       |       | Barani or Chahi   |
|---------------------------|------------|-----------|------------|-------|-------|-------------------|
|                           |            |           | Khasra No. | Bigha | Biswa |                   |
| Gurgaon                   | Ballabgarh | Faridabad | 276        | ..    | 8     | Chahi             |
|                           |            |           | 277        | ..    | 7     | Do                |
|                           |            |           | 278        | ..    | 3     | Do                |
|                           |            |           | 279        | 1     | 4     | Do                |
|                           |            |           | 280        | ..    | 13    | Do                |
|                           |            |           | 281        | ..    | 8     | Do                |
|                           |            |           | 282        | ..    | 15    | Do                |
|                           |            |           | 283        | ..    | 16    | Do                |
|                           |            |           | 285        | ..    | 02    | Gair Mumkin Chahi |
|                           |            |           | 286        | 2     | 09    | Chahi             |
| Total                     |            |           | 7          | 05    |       |                   |
| 4 Acres 4 Kanals 6 Marlas |            |           |            |       |       |                   |